



CHALLAN
MTR Form Number-6



GRN	MH002550471202122E	BARCODE	[Barcode Image]		Date	22/06/2021-13:05:03		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Other Items					PAN No.(If Applicable)				
Office Name					Full Name		ADV DIPESH LAD		
HVL11_HAVELI 11 JOINT SUB REGISTRAR									
Location					Flat/Block No.				
PUNE									
Year					Premises/Building				
2021-2022 One Time									
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				300.00					
					Area/Locality		PUNE		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SEARCH FEE FOR SURVEY NO.18/1 AND 19/2 VILLAGE KHARADI				
					PUNE				
Total				300.00	Amount In		Three Hundred Rupees Only		
					Words				
Payment Details					FOR USE IN RECEIVING BANK				
IDBI BANK									
Cheque-DD Details					Bank CIN	Ref. No.	69103332021062213662	2687293952	
Cheque/DD No.					Bank Date	RBI Date	22/06/2021-13:06:22	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9420112104

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "सिर्फ ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

DIPESH GIRISH LAD
B.COM, LL.B., LL.M.
(ADVOCATE)



Shivsparsh City, Flat No.301,
Third Floor, Building No.C-2;
Benkar Nagar, Dhayari, Pune- 411041
Mo: 9420112104
Email id-dipeshlad03@gmail.com

To,
MAHA REREA
Pune

CONTINUATION LEGAL TITLE REPORT

SUB: Continuation Title clearance certificate with respect to contiguous block of land admeasuring Hectares 03= 20 Ares formed of portions admeasuring Hectares 01=97 Ares out of land admeasuring Hectares 02= 36 Ares bearing Survey No.18 Hissa No.1 and land admeasuring Hectares 01=23 Ares out of land admeasuring Hectares 01 =97 Ares bearing Survey No.19 Hissa No.2, situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and which contagious block is bounded as under, that is to say:

On or towards East:	By part of Survey no.18/2, Kharadi
On or towards South:	By part of Survey no.18/2, Kharadi and remaining part of Survey no.19/2, Kharadi
On or towards West:	By part of Survey no.20, 21 and 22 Kharadi
On or towards North:	By part of Survey no.17, 21 and 22 Kharadi

(Hereinafter referred to as the "**said Property**")

I have investigated the title of the said Property as per the instruction by **GOEL GANGA LANDMARKS LLP**, a limited liability partnership firm registered under Limited Liability Partnership Act, 2008 having its registered office at: San-Mahu Complex, 5, Opposite Poona Club, Bund Garden Road, Pune- 411001 through





its partner Mr. Subhash Sitaram Goel and on the perusal of following documents:

- 1) 7/12 extract for the year of 2021
- 2) Copy of Title Investigation Report dated 24/12/2011 issued by Adv. Sudhakar Kale, Continuation Search and Title Investigation Report dated 14/1/2014 issued by Adv. Sangeeta Rawat and Certificate of Title dated 22/1/2020 issued by M/s Rajiv Patel and Associates.
- 3) Copy of Indenture of Mortgage dated 7/9/2019 duly registered under Serial No.21075 of 2019 with the Office of Sub-Registrar, Haveli no.10, Pune
- 4) Copy of Indenture of Mortgage dated 22/4/2021 duly registered under Serial No.7336 of 2021 with the Office of Sub-Registrar, Haveli no.11, Pune
- 5) Copy of Commencement Certificate bearing No.CC/2630/19 dated 28/1/2020, revised Commencement Certificate bearing No.CC/0597/20 dated 18/9/2020 and revised Commencement Certificate bearing No.CC/0544/21 dated 11/6/2021 issued by Municipal Corporation of Pune

On the Perusal of above mentioned documents and all the relevant documents with respect to said Property, I am of the opinion of title of **GOEL GANGA LANDMARKS LLP** is clean, clear and marketable and without any encumbrances.

The report reflecting the flow of the title of the **GOEL GANGA LANDMARKS LLP** on the said Property is enclosed herewith as annexure.

Date: 22/6/2021

Place: Pune



DIPESH LAD
(ADVOCATE)



1. This Title and Search Report is in continuation of Search and Title Investigation Report dated 24/12/2011 issued by Adv. Sudhakar Kale, Continuation Search and Title Investigation Report dated 14/1/2014 issued by Adv. Sangeeta Rawat and Certificate of Title dated 22/1/2020 issued by M/s Rajiv Patel and Associates shall be read with the same and not otherwise.
2. It appears that Darode Jog Realities Pvt Ltd has applied to Collector of Pune for non-agricultural permission with respect to said Property and accordingly Collector of Pune vide his Order dated 04.11.2011 bearing No.PMH/NA/ SR/925/2011 has granted non-agricultural permission to said Darode Jog Realities Pvt Ltd to commence the construction on the said Property on the terms and conditions contained therein.
3. It appears that Darode Jog Realities Pvt Ltd has procured sanction of the Municipal Corporation of Pune vide its revised Commencement Certificate dated 30/06/2014 bearing No.CC/0981/2014 for the plans in respect of Buildings "A", "B", "C", "D", "E" and "F" and partial sanction for Building "G" as part of the Housing Complex containing Residential Flats constitute a Project known as "SHRINIWAS LIVIANO PHASE I" which has been duly registered with the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act 2016 and the Rules made thereunder under Registration No.52100018256.





4. It appears that vide Debenture Trust Deed dated 10/6/2014 duly registered under Serial no.4915/2014 with the Office of Sub-Registrar, Haveli no.16, Pune, Darode Jog Realities Pvt Ltd has created mortgage on said Property in favour of IDBI Trusteeship Services Ltd as security for due repayment together with interest accrued thereon to implement the project on the said Property on the terms and conditions contained therein.
5. It appears that vide Release Deed dated 3/9/2015 duly registered under Serial no.7446/2015 with the Office of Sub-Registrar, Haveli no.16, Pune, Darode Jog Realities Pvt Ltd has repaid the entire loan together with interest accrued thereon and accordingly IDBI Trusteeship Services Ltd has released charge on the said Property in favour of Darode Jog Realities Pvt Ltd therein.
6. It appears that Darode Jog Realities Pvt Ltd has revised such building plans from time to time and the same was sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate No.CC/0550/17 dated 29/05/2017 therein.
7. Darode Jog Realities Pvt Ltd has completed substantial construction of the Buildings "A", "B", "C" and "D" of the said housing complex known as "SHRINIWAS LIVIANO PHASE I" on the portion admeasuring 17184.30 sq. mtrs. out of the said Property.





8. It appears that vide Deed of Mortgage dated 11/09/2015 duly registered under Serial No.7696 of 2015 with the Office of Sub-Registrar, Haveli no.16, Pune, Darode Jog Realities Pvt Ltd has created mortgage on the said Property together with present and future buildings thereon, receivables, cash flows, revenues arising out of or in connection with the Project in favour of ICICI Bank Ltd to implement the Project on the said Property on the terms and conditions contained therein.
9. It appears that vide Deed of Reconveyance dated 17/8/2020 duly registered under Serial no.10028/2020 with the Office of Sub-Registrar, Haveli no.10, Pune, Darode Jog Realities Pvt Ltd has repaid the entire loan together with interest accrued thereon and accordingly ICICI Bank Ltd has released charge on the said Property in favour of Darode Jog Realities Pvt Ltd therein.
10. It appears that after procuring permission of the Maharashtra Real Estate Regulatory Authority under section 15 of Real Estate (Regulation and Development) Act, 2016, Goel Ganga Landmarks LLP took over as "Promoter" of the project known as "SHRINIWAS LIVIANO PHASE I" and Phase II of the Project to be implemented on land admeasuring 14815.70 sq. mtrs. out of the said Property.
11. It appears that vide Deed of Conveyance dated 4/9/2019 duly registered under Serial no.16122/2019 with the Office of Sub-Registrar, Haveli no.11, Pune, Darode Jog Realities Pvt Ltd have sold, assigned, transferred and conveyed the land or ground admeasuring 14815.70 sq. mtrs. [comprising of portions admeasuring 12,300 sq. mtrs and 2515.70





sq.mtrs of lands bearing Survey No.18 Hissa No.1 and Survey No.19 Hissa No.2 Kharadi respectively] being a part or portion of the said Property i.e. the contiguous block of land admeasuring Hectares 03=20 Ares formed of portions admeasuring Hectares 01=23 Ares and Hectares 01=97 Ares out of the lands admeasuring Hectares 01=97 Ares and Hectares 02=36 Ares bearing Survey No.18 Hissa No.1 and Survey No.19 Hissa No.2 respectively and which Larger Land admeasuring 32,000 sq. mtrs. has been assigned Plot No.P1 out of the block of land admeasuring Hectares 17 = 32 Ares formed of lands admeasuring Hectares 01 = 97 Ares, Hectares 04 = 33 Ares, Hectares 04 = 33 Ares, Hectares 04 = 33 Ares and Hectares 02 = 36 Ares bearing Survey No.18 Hissa No.1, Survey No.18 Hissa No.2, Survey No.18 Hissa No.3, Survey No.19 Hissa No.1 and Survey No.19 Hissa No.2 respectively situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune together with right to construct Buildings "E", "F" and "G" by consuming the following floor area ratio/floor space index which has already been sanctioned by the Municipal Corporation of Pune and which is to be consumed in the construction of each of the said buildings, i.e. to say

"E" Wing	-	6690.12 square meters
"F" Wing	-	8607.28 square meters
"G" Wing	-	3343.49 square meters
		=====
		18640.89 square meters
		=====





Together with all further balance/ residual FAR arising from the said Property TOGETHER WITH the right to consume the FAR becoming available for such construction with reference to the area of the said Property by way of purchase of "Transfer of Development Rights" and "Paid FSI" and to sell/transfer/dispose of the residential flats/ commercial units in the said buildings "E", "F" and "G" to prospective purchasers and to receive and appropriate the sale proceeds thereof in favour of Goel Ganga Landmarks LLP at or for a total consideration and on the terms and conditions contained therein. The name of said Goel Ganga Landmarks LLP is entered on 7/12 extracts pertaining to lands bearing Survey no.18/1 and Survey no.19/2, Kharadi for area admeasuring 12,300 sq. mtrs and 2515.70 sq. mtrs. respectively, vide Mutation Entry no.25690 dated 15/10/2019.

12.It appears that vide Indenture of Mortgage dated 7/9/2019 duly registered under Serial No.21075 of 2019 with the Office of Sub-Registrar, Haveli no.10, Pune and Indenture of Mortgage dated 22/4/2021 duly registered under Serial No.7336 of 2021 with the Office of Sub-Registrar, Haveli no.11, Pune, Goel Ganga Landmarks LLP has created mortgage on the land admeasuring 14815.70 sq. mtrs. [comprising of portions admeasuring 12,300 sq. mtrs and 2515.70 sq.mtrs of lands bearing Survey No.18 Hissa No.1 and Survey No.19 Hissa No.2 Kharadi respectively] being a part or portion of the said Property i.e. the contiguous block of land admeasuring Hectares 03=20 Ares together with buildings and structures thereon in favour of ICICI Bank Ltd as a security for due repayment by the Goel Ganga Landmarks LLP on the terms and conditions contained therein.





13.It appears that Goel Ganga Landmarks LLP has obtained revised Commencement Certificate bearing No.CC/2630/19 dated 28/1/2020, revised Commencement Certificate bearing No.CC/0597/20 dated 18/9/2020, revised Commencement Certificate bearing No.CC/0544/21 dated 11/6/2021 from Municipal Corporation of Pune in respect of Project "GANGA SERIO E, F AND G BUILDING" to be implemented on land admeasuring 14815.70 sq. mtrs. out of the said Property.

14.In continuation of Index-II Search of the said Property carried out by by Adv. Sudhakar Kale, Adv. Sangeeta Rawat and M/s Rajiv Patel and Associates, I have carried out further E-Search of Index-II registers from on the website of www.igrmaharashtra.gov.in, Department of Registration and Stamps, Government of Maharashtra, Pune and have paid Search Fee vide GRN no.MH002550471202122E dated 22/6/2021. In the Search of Index-II record carried out by me has not disclosed any adverse entry, outstanding encumbrance, charge, doubts or claim in respect to said Property save and except the Indenture of Mortgage dated 7/9/2019 duly registered under Serial No.21075 of 2019 with the Office of Sub-Registrar, Haveli no.10, Pune and Indenture of Mortgage dated 22/4/2021 duly registered under Serial No.7336 of 2021 with the Office of Sub-Registrar, Haveli no.11, Pune.

15.Upon the foregoing and findings based on the scrutiny of the documents given for my perusal and having regard to the legal considerations, in continuation of Search and Title Investigation Report dated 24/12/2011 issued by Adv. Sudhakar Kale, Continuation Search and Title Investigation Report dated 14/1/2014 issued by Adv. Sangeeta Rawat



DIPESH GIRISH LAD
B.COM, L.L.B., L.L.M.
(ADVOCATE)



Shivsparsh City, Flat No.301,
Third Floor, Building No.C-2,
Benkar Nagar, Dhayari, Pune- 411041
Mo: 9420112104
Email id-dipeshlad03@gmail.com

and Certificate of Title dated 22/1/2020 issued by M/s Rajiv Patel and Associates, I am of the opinion that subject to charge of ICICI Bank Ltd and whatever stated above, the title of Goel Ganga Landmarks LLP in respect to the said Property appears to be clean, clear and marketable.

Dated this 22/6/2021



DIPESH LAD
(ADVOCATE)

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